



33 Ewhurst Avenue, Sanderstead, Surrey, CR2 0DH

**Pollard Machin**  
estate agents since 1885

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Offers in Excess of £800,000

### Description

An attractive and well presented 3 large double bedroom, 2 reception room detached family residence with beautifully appointed kitchen, downstairs cloakroom and southerly aspect mature landscaped garden located in a sought after residential road within reach of Sanderstead station and Ridgeway school. Enclosed

### Accommodation

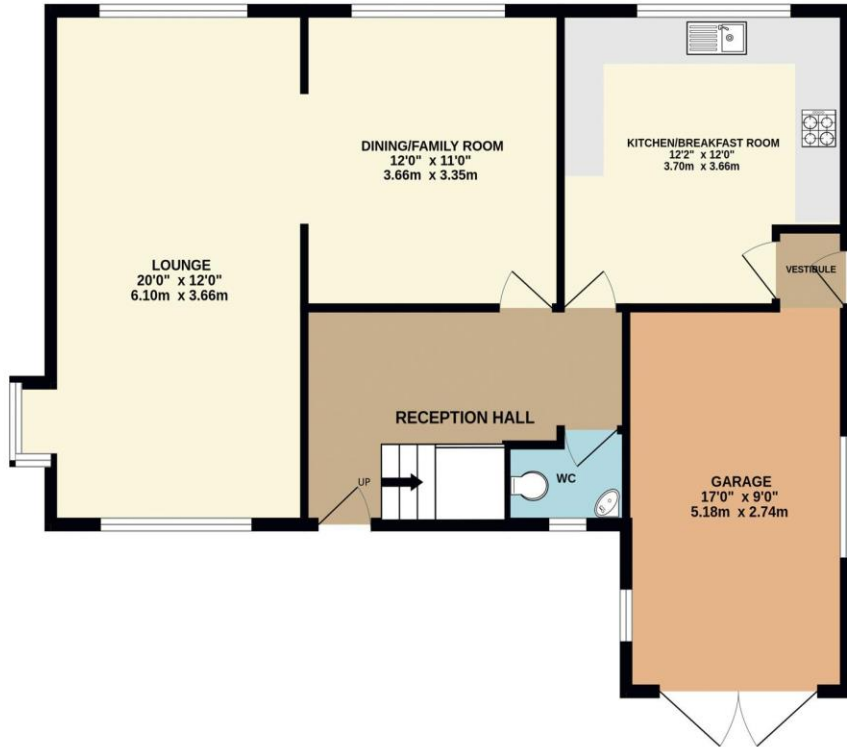
Entrance Porch: Reception Hall: Cloakroom: 20' Through Lounge with fireplace surround and gas coal effect fire together with double glazed door leading out onto the patio and garden beyond: Dining Room: Fitted Kitchen with granite work surfaces and built in oven, hob, extractor and dishwasher with space for appliances: Outer Lobby: Integral Garage with utility area: Landing: 3 Double Bedrooms featuring a 20' Double Aspect Master Bedroom and the smallest being 12'3x11'3: Family Bathroom with shower and screen over bath and separate W/C: Gas Central Heating: Double Glazing: Southerly Aspect Mature Landscaped Garden with extensive patio area: Integral Garage: Own Driveway.

### Location

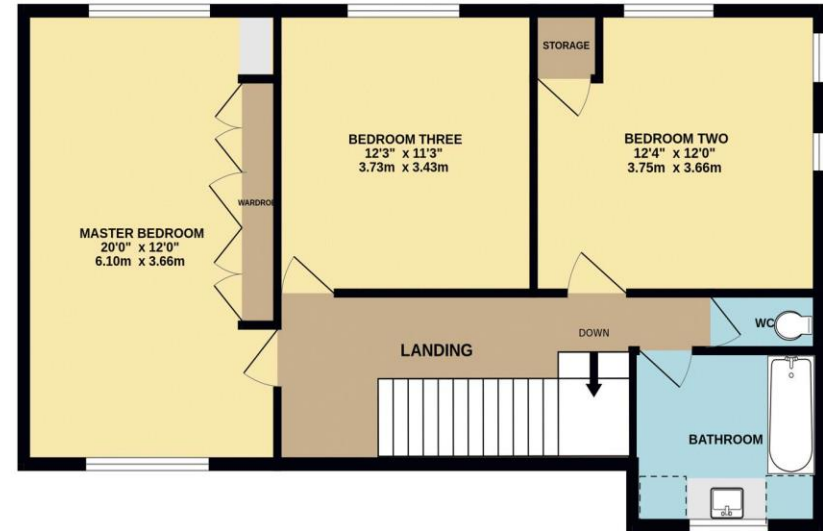
Ewhurst Avenue is located off Arkwright Road being within reach of the local parade of shops in Elmfield Way, Ridgeway school, Sanderstead station, churches, Croham Hurst and a choice of golf, tennis and cricket clubs together with bus services into Croydon.



GROUND FLOOR  
914 sq.ft. (84.9 sq.m.) approx.

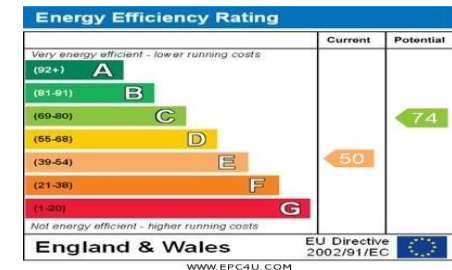


1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1672 sq.ft. (155.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract.



Viewings Strictly by Appointment Only

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